Property ID: R29116   ✓

81/82

Property Information

property address: __2209 CAVITT__

legal description: __HILLCREST, BLOCK O, LOT 4 & 1/2 OF ALLEY__

owner name/address: TZUNUN, MALECIO FRANCISCO & ALMA HERNANDEZ

2209 CAVITT AVE

BRYAN, TX 77801-2004

full business name: _N/A_

land use category: _SERVS_   type of business: _N/A_

current zoning: _C3_   occupancy status: _Occup._

lot area (square feet): _7375_   frontage along Texas Avenue (feet): _N/A_

lot depth (feet): _144_   sq. footage of building: _1444_

property conforms to: □ min. lot area standards   □ min. lot depth standards   □ min. lot width standards

50 17.

Improvements

of buildings: _1_   building height (feet): _10_   # of stories: _1_

type of buildings (specify): _Wood_

building/site condition: _4_

buildings conform to minimum building setbacks: ☑ yes   □ no   (if no, specify) _____

approximate construction date: accessible to the public: □ yes ☑ no

possible historic resource: □ yes ☑ no   sidewalks along Texas Avenue: □ yes □ no N/A

other improvements: □ yes ☑ no   (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

□ yes ☑ no   □ dilapidated   □ abandoned   □ in-use

# of signs: _____   type/material of sign: _____

overall condition (specify): _____

removal of any dilapidated signs suggested? □ yes □ no (specify) _____

Off-street Parking

improved: □ yes ☑ no   parking spaces striped: □ yes ☑ no   # of available off-street spaces: _4 (?)_

lot type: ☑ asphalt   □ concrete   □ other _____

space sizes: _____   sufficient off-street parking for existing land use: □ yes   □ no

overall condition: _below Avg._

end islands or bay dividers: □ yes ☑ no: landscaped islands: □ yes ☑ no

Curb Cuts on Texas Avenue

how many: _D_   curb types: ☐ standard curbs   ☐ curb ramps   curb cut closure(s) suggested? ☐ yes   ☐ no

if yes, which ones: _____

_____

meet adjacent separation requirements: ☐ yes ☐ no   meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☐ yes ☐ no   (if none is present) is there room for landscaping on the property?   ☐ yes   ☐ no

comments: _overgrown_ _____

_____

Outside Storage

☐ yes ☑ no   (specify) _____
                      (Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☑ no   are dumpsters enclosed: ~~☐ yes ☐ no~~ N/a

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☑ yes ☐ no   (circle one)   (residential use)   residential zoning district

is the property developable when required buffers are observed?   ☐ yes   ☑ no

if not developable to current standards, what could help make this a developable property?

_____

_____

accessible to alley: ☐ yes ☑ no

Other Comments:

_____

_____

_____

_____

_____

_____

_____

_____

_____